

## HOW TO APPLY

Interested homeowners should call the Division of Grants & Special Programs at (859) 258-3070. A Preliminary Application will be mailed to the homeowner. Once the completed application is returned, the owner's name will be placed on the rehab waiting list. This list is lengthy and may be up to a year or more long.

## APPLICATION PROCESSING

Loans and deferred loans require the following documentation to be obtained by the Loan Specialist:

- Verification of Income
- Verification of Deposit & Assets
- In-File Credit Report
- Verification of Homeowners Insurance
- Verification of Mortgage
- Full/Limited Title Search
- Appraisal

## Medical Accommodation Assistance

The Rehabilitation Program allows for special home modifications to accommodate a household member's physical or medical condition. The Loan Specialist will request information from the applicant's physician relating to the member's condition and the needed accommodations.

If you have questions,  
please contact:

## THE DIVISION OF GRANTS & SPECIAL PROGRAMS

LEXINGTON-FAYETTE  
URBAN COUNTY  
GOVERNMENT  
200 East Main Street, 6<sup>th</sup> Floor  
Lexington, Kentucky 40507  
(859) 258-3070

A telecommunication device  
for the deaf (TDD)  
is available by calling:  
(859) 258-3606

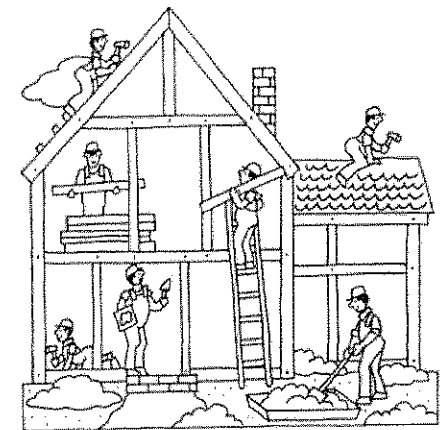


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Revised: March 15, 2013

# Lexington Fayette Urban County Government

## Division of Grants & Special Programs



## Community-Wide Housing Rehabilitation Program

## PURPOSE

The Lexington-Fayette Urban County Government's Division of Grants & Special Programs administers a Community-wide Housing Rehabilitation Program which is funded by the U.S. Department of Housing and Urban Development's Grants & Special Programs Block Grant Program.

The Housing Rehabilitation Program is designed to provide loans and deferred loans of up to \$25,000 to assist eligible homeowners rehabilitate their homes. Funds must first be used to eliminate violations of the Urban County Government's Property Maintenance Code. Remaining funds may be used to address energy conservation, crime prevention and handicapped accessibility, as appropriate.

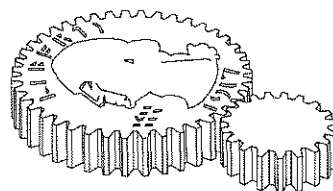


## ELIGIBILITY

ANYONE who owns and occupies their house and whose income does not exceed the following guidelines (based on family size) is eligible to apply:

### MAXIMUM INCOME BY FAMILY SIZE

Family Size	Deferred Loans	Loans
1	0 - \$22,350	\$22,351 - \$35,750
2	0 - \$25,550	\$25,551 - \$40,850
3	0 - \$28,750	\$28,751 - \$45,950
4	0 - \$31,900	\$31,901 - \$51,050
5	0 - \$34,500	\$34,501 - \$55,150
6	0 - \$37,050	\$37,051 - \$59,250



Persons whose income, according to family size, fall within the "Deferred Loan" column are eligible to receive a deferred loan. Deferred loans do not require a monthly payment, but a mortgage will be placed on the property for a period of 10 years. The mortgage will reduce 10% each year.

ANYONE whose income, according to family size, falls within the "Loan" column is eligible to apply for a loan with an interest rate of 0%, 1%, or 2% with a term of 20 years. A mortgage will be placed on the property for the term of the loan.

Properties having more than one owner are eligible for assistance as long as one or more of the owners occupy the property. Income eligibility will be based upon the income of the owner living in the property. The income of the absentee owners will not be used to determine eligibility. However, the absentee owners will have to sign the mortgage on a loan or deferred loan.

## INELIGIBLE APPLICANTS

Applications will be denied for those homeowners: (1) whose incomes exceed the amount on the income/family size chart; (2) whose current mortgages are in default (3 months in arrears); (3) applicants who have delinquencies with LFUCG, or State or Federal liens; (4) applicants who have received financial assistance for rehabilitation in the past 15 years or twice previously; and (5) applicants who have total assets of more than \$25,000. These assets include real property (excluding their principal residence and personal vehicles), stocks, bonds, certificates of deposits, shares in mutual funds, cash, etc.

